



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us

FAX 410-313-3467

TDD 410-313-2323

TECHNICAL STAFF REPORT

ezStorage, Warehouse Facility

Planning Board Meeting of January 8, 2015

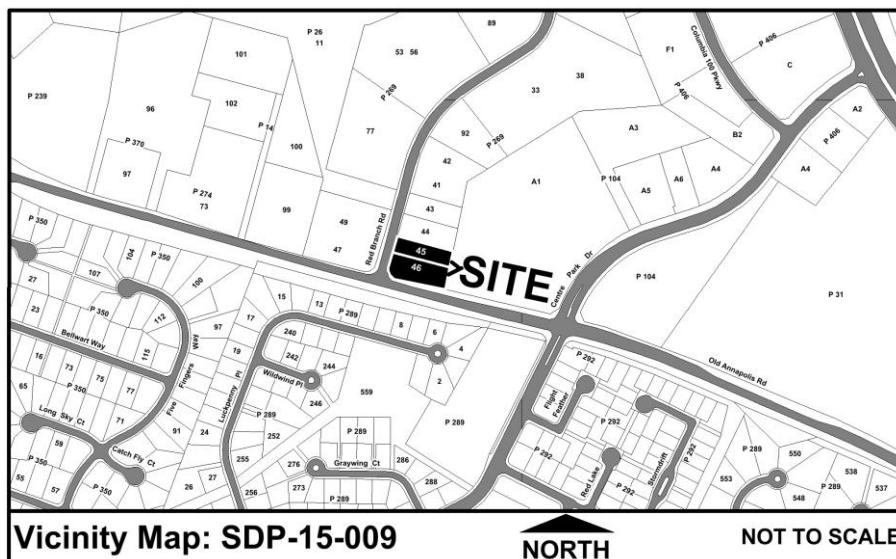
File No./Petitioner: SDP-15-009, Buy the Book LLC, c/o Enterprise Information

Subject: SDP-15-009, ezStorage Warehouse Facility, 9002 Red Branch Road, Oakland Ridge Industrial Park, Section 2, Lots 45 & 46.

Request: The request is for the approval of a Site Development Plan (SDP) for the construction of a four story self storage building with an accessory two bedroom apartment incorporated into the structure in accordance with Section 125.0.G.1. of the Zoning Regulations. The property is currently developed and is zoned NT (New Town) – Employment Center Industrial in accordance with the Final Development Plan (FDP) 25-A-4.

Location: The subject property is located on the eastern side of Red Branch Road north of Old Annapolis Road (Route 108), about 500 feet from the intersection of Center Park Drive to the east. The property contains approximately 1.54 acres of land and is identified as Lots 45 & 46 of the Oakland Ridge Industrial Park, Section 2, Parcel 0269 located on Tax Map No. 30, Grid No. 17 in the Second Election District of Howard County, Maryland.

DPZ Recommendation: Based upon all of the above findings, the Department of Planning and Zoning recommends approval of this Site Development Plan, SDP-15-009, subject to compliance with the SRC agency comments, recordation of a revision plat merging Lots 45 & 46 and any conditions imposed by the Planning Board.



Vicinal Properties:

To the North: The Children's Manor Montessori School on Red Branch Road borders the site to the north. The proposed development is sited in the center of the parcel where the current building exists. The existing building will be expanded to the east removing a large section of the existing parking lot. The subject property shares a recorded ingress/egress easement with the Children's Manor Montessori School, Lot 44 at the parking lot entrance with the school.

To the East: The Columbia Palace Plaza shopping center borders the proposed development to the East and Northeast. Immediately adjacent to the site are parking and loading areas for businesses located in the shopping plaza. There is a storm water management facility located north of the shopping buildings and northeast of the proposed ezStorage facility.

To the South: Immediate to the south of the site is Old Annapolis Road (MD Route 108). On the other side of the road are existing single family residences within the Village of Longreach. The proposed building on the site is several hundred feet away from the closest residential property.

To the West: Red Branch Road is located immediately to the west of the site. Opposite Red Branch Road is a graphics print shop that is part of the Oakland Ridge Business Center.

General Comments:

A. Regulatory Compliance: This project is subject to compliance with Section 125.0 of the Zoning Regulations (effective October 6, 2013), the criteria listed in Final Development Plan 25-A-4, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations (the October 7, 2007 Edition), the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Howard County Landscape Manual.

B. DPZ Plan History:

- **FDP 25-A-4**, Final Development Plan and Criteria for the subject property was recorded on May 8, 1968. The subject property is part of Phase 25 in the New Town Zoning District recorded in Plat Book 11, Folio 64.
- **F-68-022c**, Record Plat that the current subject property was identified as Lot 45 and Lot 46. This plat also contains a 24' use in common ingress-egress easement to provide access to Lot 44. This ingress-egress easement runs east to west along the northern edge of the property to Red Branch Road. This is the primary access for the subject property as well as Lot 44. F-68-022c was recorded in Plat Book 15, Folio 8 through 11 on May 8, 1968.
- **SDP-72-050**, Site development plan that the current subject property was previously developed under, in which the existing single story office/storage building was constructed and parking areas were implemented per the regulations set forth in the FDP.
- **ECP-14-088**, Environmental Concept Plan for the subject property outlining the existing environmental features and the proposed site layout received signature approval on September 8, 2014.
- **SDP-15-009**, The current site development plan was submitted on August 18, 2014 for processing. On December 8, 2014, the site development plan was determined to be technically complete by the Subdivision Review Committee (SRC).

C. Site and Density Information Chart:

Total Project Area	1.54 acres
Limit of Disturbed Area	1.46 acres
Total Building Coverage	33,470 square feet (0.77 acres or 49.65% of gross area)
1 st & 2 nd Levels	33,470 square feet
3 rd & 4 th Levels	27,052 square feet
Total Building Area	121,044 square feet
Proposed Paved Parking	11,822.28 square feet (0.27 acres or 17.35% of gross area)
Area of Landscaped Islands	1,032.06 square feet (0.02 acre or 2% of gross area)
Remaining Green Area	20,757 square feet (0.47 acre or 31% of gross area)

D. Existing Site Conditions:

- **Access and Structures, and Parking Area:** Currently, the subject area contains the existing single story office/storage building and its associated parking lot. There is an existing ingress/egress easement for the use of this site and the adjacent Children's Manor Montessori School.
- **Environmental Characteristics:**
 - (i) **Forest Cover:** There is no forest on site.
 - (ii) **Topography:** The site is mostly flat with lawn areas surrounding the main building with mature trees, shrubs, and landscaped areas surrounding the building.
 - (iii) **Wetlands, Streams and 100 Year Flood Plain:** There are no steep slopes, wetlands, streams or 100-year floodplain on the site.

E. Proposed Development Plan/Site Improvements: The SDP proposes the construction of a four-story self storage building that will have a 33,470 square foot footprint. The building will be 46'-8" in height. A total of 18 parking spaces will be provided for the storage facility. Vehicles will access the site through a use in common ingress/egress easement that intersects with Red Branch Road which is shared with the adjoining parcel that the Children's Manor Montessori School is located within. There is no signalized intersection for this access point onto Red Branch Road.

Development Plan Analysis:

This Site Development Plan has been evaluated for compliance with FDP-25-A-4, Phase 25. Where the Final Development Plan is silent, compliance with the Subdivision and Land Development Regulations, the Zoning Regulations, and other applicable regulations are required. See attachments for the proposed layout of the site. Below is a summary of major criteria used in the evaluation:

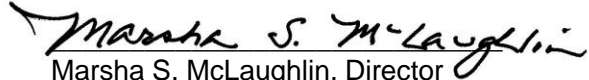
- A. Permitted Land Uses:** In accordance with FDP-25-A-4, manufacturing uses listed in the M-1 zoning district are allowed. Uses listed in the M-2 district are prohibited. Commercial uses ancillary to or compatible with permitted manufacturing uses are also permitted. Self storage facilities are listed in the M-1 Zoning District (Section 122.0 of the Zoning Regulations). A determination was made by DPZ on May 21, 2014 that a self storage facility permits an accessory apartment as a caretaker's residence in accordance with Section 128.0.A.13 of the Zoning Regulations.
- B. Stormwater Management:** Stormwater Management (SWM) for this site was previously addressed. This project qualifies under redevelopment. Please see the plan for proposed storm drains, and the proposed bioretention basin. This plan was reviewed and deemed technically complete by the Development Engineering Division.
- C. Landscaping:** This site is at the entry to one of Columbia's first industrial parks and has 9 mature trees on site that will be removed. The new landscape will include 16 new shade trees. This project complies with the perimeter and internal parking area landscaping requirements of the Howard County Landscape Manual.

- D. Forest Conservation:** The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and has had preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).
- E. Environmental Concerns:** No wetlands, wetland buffers, streams, steep slopes, Forest Conservation Easement Areas or 100-year floodplain exist on site. This site has been previously graded. The proposed bioretention facility will help address the majority of the stormwater runoff.
- F. Setback Requirements:** This project meets all applicable setbacks as required per FDP-25-A-4:
- No structure is proposed within 25' of the right-of-way of any public street, road or highway.
 - No parking lot proposed for this development is located within 25' of the right-of-way.
 - Per FDP-25-A-4, for building heights over 20 feet, an additional setback of 1 foot per each additional foot of height over 20 feet is required. The proposed third and fourth levels of the storage facility building are setback 49.67 feet to comply with the additional setback requirement.
- G. Height Requirement:** In accordance with FDP-25-A-4, no structure shall be constructed within the FDP area that exceeds 50 feet in height from the highest ground elevation. The building proposed within this Site Development Plan is 44'-8" in height which is in compliance with the additional height requirements per FDP-25-A-4.
- H. Coverage Requirements:** In accordance with FDP-25-A-4, building coverage (and the existence of other major structures) cannot exceed 50% of the land included within any lot. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas and other similar improvements. Total building coverage for this site is 49.65% of gross land area (gross land area is the size of the entire lot).
- I. Parking Requirements:** Per FDP-25-A-4, one parking space is required for each 200 square feet for all sites devoted to commercial retail sales uses. One parking space is required for each 500 square feet for all sites devoted to office uses. There is no parking requirement in the FDP for storage space. The petitioners used the parking requirements found in Section 133.0 of the Zoning Regulations. The increased rate was used to evaluate this site to provide additional parking. Per the Site Development Plan, there are 18 spaces provided. For a self storage facility and office area, 4.0 spaces are required per 1000 square feet of office (1,839 SF), requiring 8 parking spaces. For general office, 3.3 spaces are required per 1000 square feet of office (1,839 SF), requiring 6 parking spaces. For the integrated residence, 2.0 spaces are required per dwelling unit, requiring 2 parking spaces. The site development plan provides 18 spaces, exceeding the parking requirement of 16 spaces by 2 spaces. All handicap parking requirements are also met.
- J. Adequate Public Facilities – Traffic:** A Traffic Study conducted on June 2, 2014 was submitted with the Site Development Plan. The Traffic Division of the Department of Public Works supports the study findings and gave the study approval on October 6, 2014.

SRC Action:

The Subdivision Review Committee (SRC), by letter dated December 10, 2014 determined this site development plan, SDP-15-009 to be technically complete, subject to compliance with the comments from DLD, DED, DILP, DPW-Traffic Engineering provided in the ProjectDox markups and recordation of a revision plat merging the two lots.

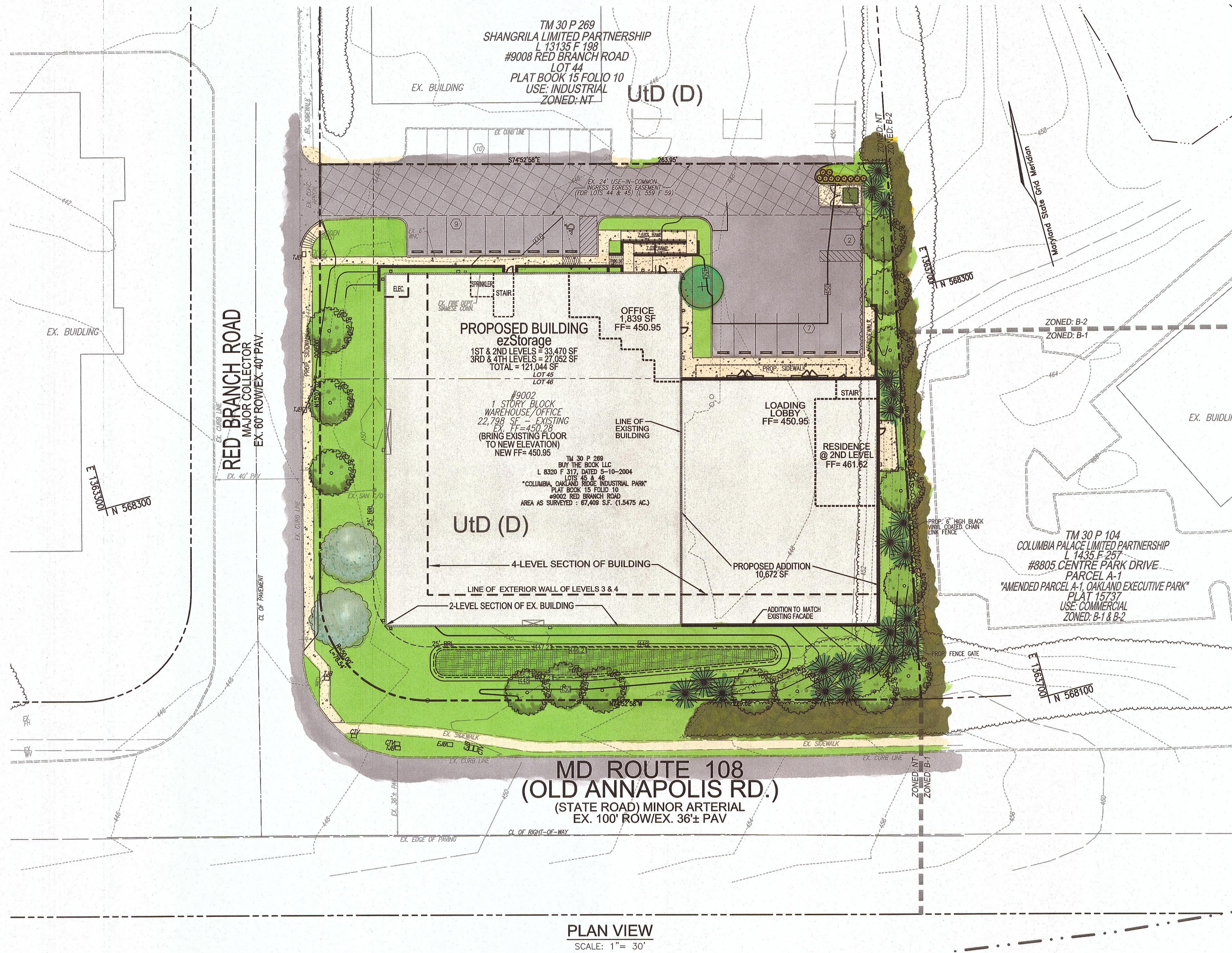
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 12/19/14
Marsha S. McLaughlin, Director
Department of Planning and Zoning
Date

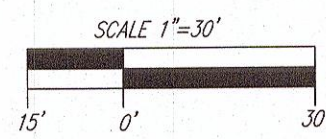
Please note that this file is available for public review at the Department of Planning and Zoning Public Service Counter, Monday-Friday, 8:00 am to 5:00 pm.

Staff Report Prepared by: Nicholas Haines
MM/NH/KS

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PLAN VIEW
SCALE: 1" = 30'



DEVELOPER/OWNER
BUY THE BOOK LLC
C/O ENTERPRISE INFORMATION
9002 RED BRANCH ROAD
COLUMBIA, MD 21045
(443) 713-4130

NO.	REVISION	DATE

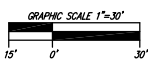
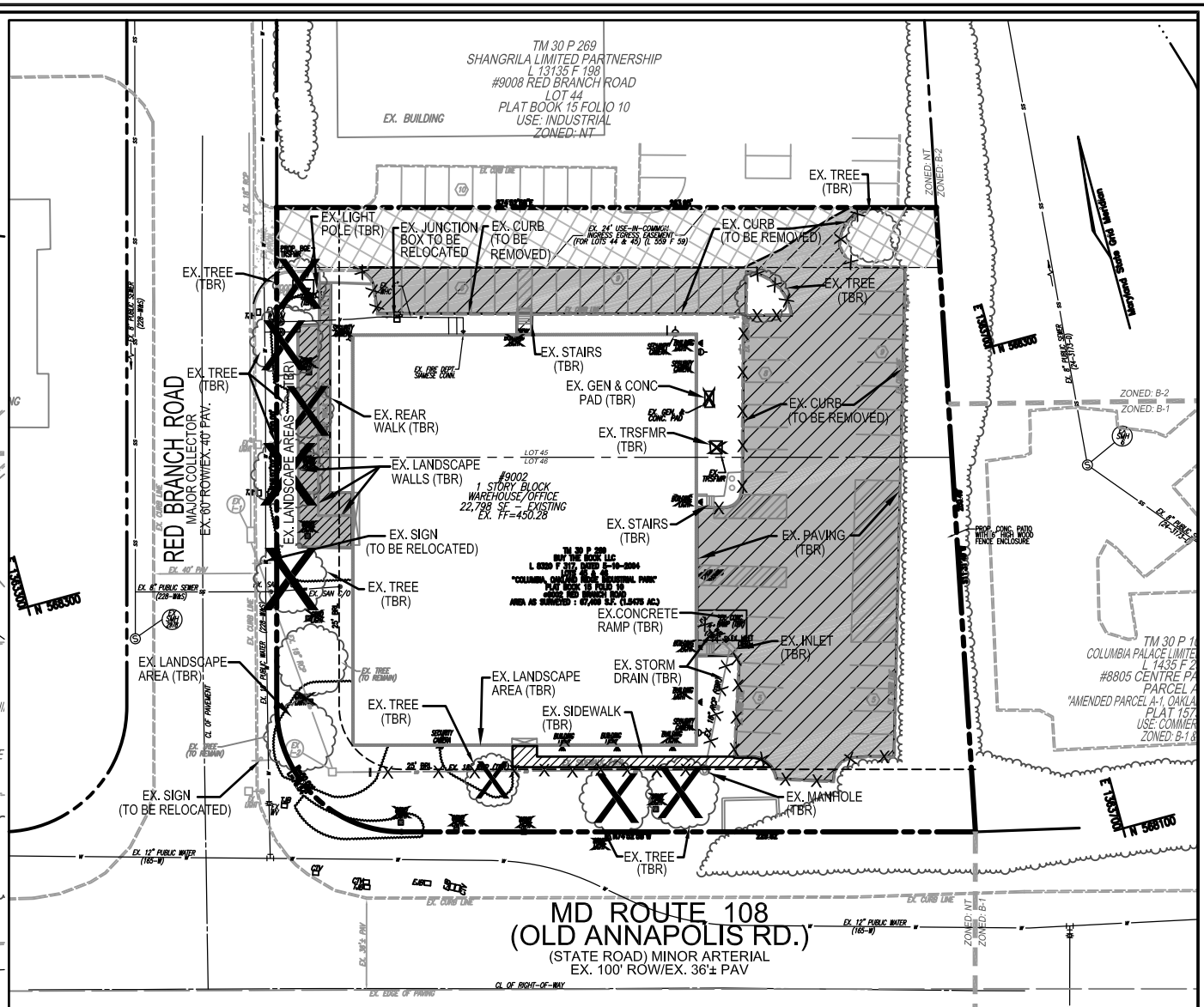
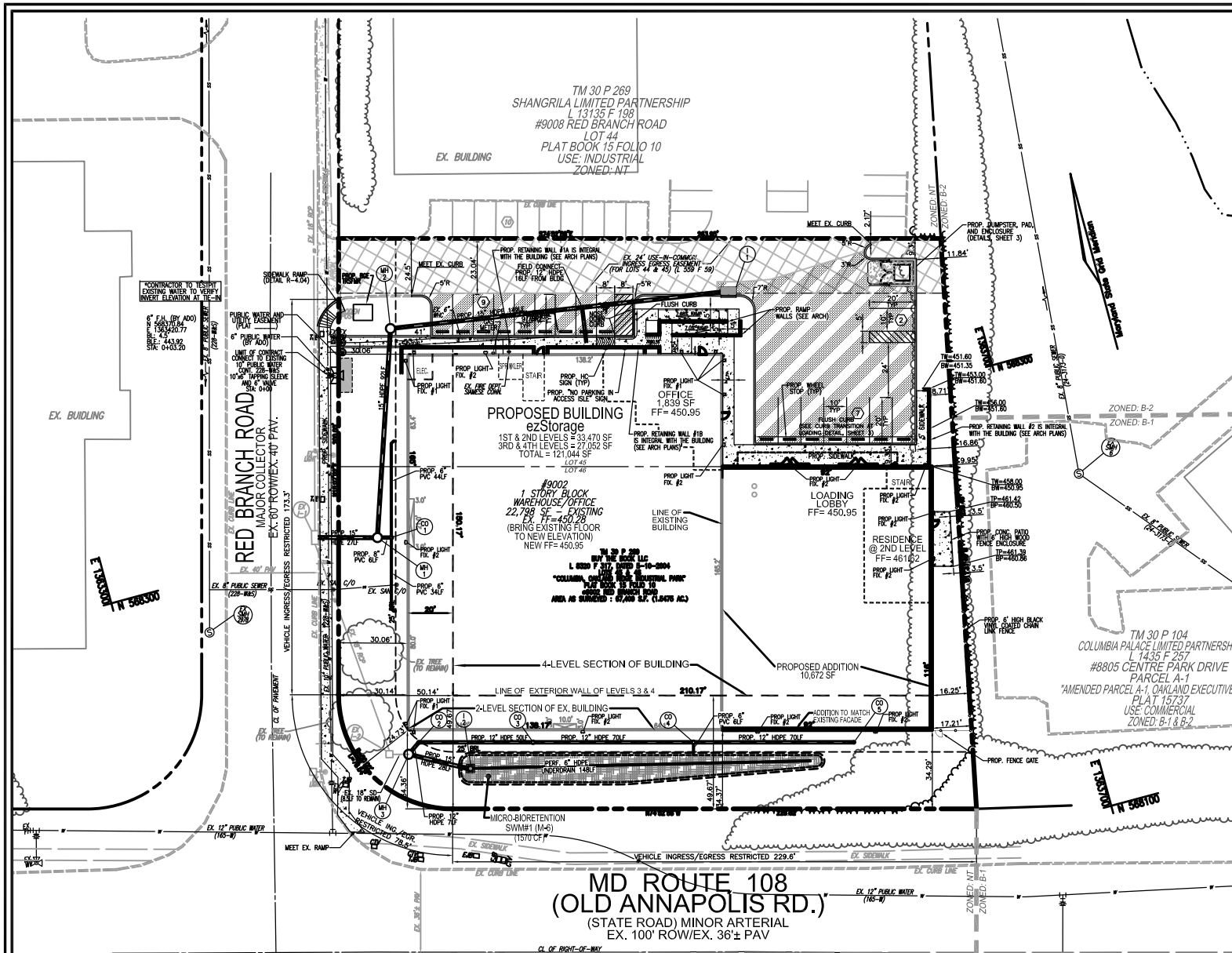
SITE DEVELOPMENT PLAN
PLANNING BOARD EXHIBIT

ezStorage
SELF-STORAGE
9002 RED BRANCH ROAD
LOTS 45 & 46, PLAT BOOK 15/10
TAX MAP 30 BLOCK 17 2ND ELECTION DISTRICT L 8320/F 317 PARCEL 269, LOTS 45 & 46 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961



DESIGN BY: DZE	PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 08-27-2018
DRAWN BY: DZE/KG	
CHECKED BY: RHV	
DATE: NOVEMBER 2014	
SCALE: AS SHOWN	
W.O. NO.: 14-10	1 SHEET OF 1



LEGEND:

	PROPOSED CONTOUR		EXISTING FENCE
	EXISTING CONTOUR		PROPERTY LINE
	EXISTING OVERHEAD LINES		ADJACENT PROPERTY LINE
	EXISTING WATERLINE		RIGHT-OF-WAY LINE
	EXISTING GAS LINE		PROPOSED SIDEWALK
	EXISTING GUARD RAIL		EXISTING CURB AND GUTTER
	EXISTING METAL FENCE		PROPOSED CURB AND GUTTER
	EXISTING WOOD FENCE		PROPOSED WHEEL STOP
	EXISTING ELECTRICAL BOX		PROPOSED STORM DRAIN INLET
	EXISTING POLE		PROPOSED STORM DRAIN
	EXISTING LIGHT POLE WITH CONCRETE BASE		20' PUBLIC WATER AND UTILITY EASEMENT
	EXISTING MAILBOX		PROP. MICRO BIORETENTION AREA (M-9)
	EXISTING SIGN		EX. 24' USE-IN-COMMON INGRESS/EGRESS EASEMENT (FOR LOTS 44 & 45) (L. 559 F. 59)
	EXISTING SANITARY MANHOLE		LIMITS OF NEW PAVING (PAVING SECTION ON SHEET 3)
	EXISTING CLEANOUT		
	EXISTING FIRE HYDRANT		
	PROPOSED PARKING COUNT		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

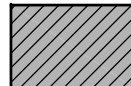
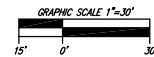
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

SITE LAYOUT PLAN

SCALE: 1"= 30'



EXISTING PAVING AND LANDSCAPE WALK/WALLS TO BE REMOVED

DEMOLITION PLAN

SCALE: 1"= 30'

DEMOLITION NOTES:

1. DISCONNECT EXISTING LANDSCAPE IRRIGATION SYSTEM & REMOVE VALVES AT BUILDING.
2. EXISTING BUILDING LIGHTING AND SECURITY CAMERAS TO BE REMOVED.
3. EXISTING BUILDING DOWNSPOUTS AND STORM DRAIN PIPE ALONG EAST SIDE OF BUILDING TO BE REMOVED.
4. EXISTING TELEPHONE JUNCTION BOXES, VALVES, METERS, AND SIGNS TO BE ADJUSTED TO GRADE AND/OR RELOCATED WITH THE INSTALLATION OF THE SIDEWALK ALONG RED BRANCH ROAD.

DEVELOPER/OWNER

BUY THE BOOK LLC
C/O ENTERPRISE INFORMATION
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SITE DEVELOPMENT PLAN SITE LAYOUT PLAN AND DEMOLITION PLAN

ezStorage
9002 RED BRANCH ROAD
LOTS 45 & 46, PLAT BOOK 15/10

TAX MAP 30, BLOCK 17, 2ND ELECTION DISTRICT
ZONED: NT
L.8320/F.317
PARCEL 269, LOTS 45 & 46
HOWARD COUNTY, MARYLAND

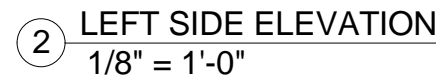
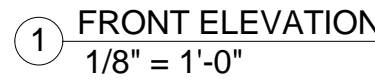
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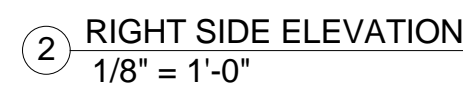
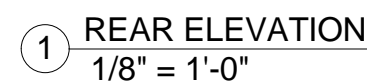
DESIGN BY: DZE
DRAWN BY: DZE/KG
CHECKED BY: RHV
DATE: NOVEMBER 2014
SCALE: AS SHOWN
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PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY OR UNDER THE CLOSE
SUPERVISION OF A LICENSED PROFESSIONAL
ENGINEER IN THE STATE OF MARYLAND.

2 OF 7



P1



P2